PP APPROVAL RECORD

Planning Permission

Survey 227

Koneripalli, Nallaganakothapalli Village Hosur taluk

Krishnagiri district, Tamil Nadu

APPROVAL TYPE
Building Plan

ISSUING AUTHORITY
Rural Panchayat

The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

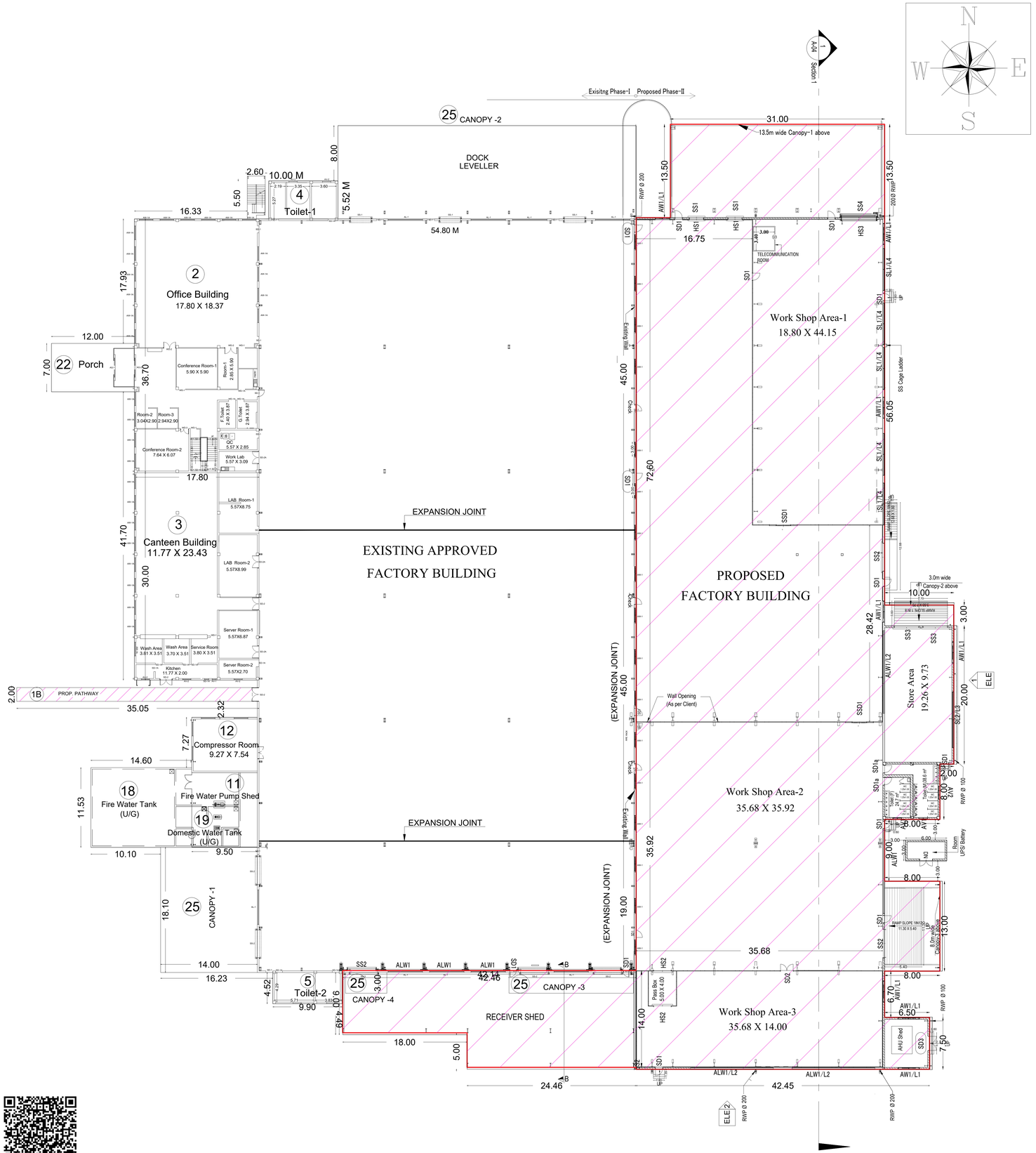
Verified RealEstate™

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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Press Area			
SL NO	Equipment Name	Qty	HP Rating
01	220 Ton press	02	231 HP
02	Coil feeder	04	135 HP
03	Chiller for coil feeder	04	
04	Scrap cutter	01	46 HP
05	Uncoiler, Leveller	01	139 HP
06	Center Loop	01	39 HP
07	Foop Welder	01	27 HP
08	Scrap conveyor	01	46 HP
09	Die Pullling Equipment	02	58 HP
10	Soundproof Nox	01	7 HP
11	Air Conditioner for sound proof box	01	23 HP
12	80 Ton press Machine	01	0 HP
13	Coil feeder	01	42 HP
14	Ancoiler, Leveller	01	116 HP
15	Scrap conveyor	01	46 HP
16	Soundproof box	01	13 HP
	TOTAL		968 HP

Rotor Assy			
SL NO	Equipment Name	Qty	HP Rating
17	Block pile up MAchine	01	19 HP
18	Rotary pile up machine	01	116 HP
19	Caulking Machine	01	
20	Height Inspection Machine	01	
21	Laser Marking machine	01	
22	Pallet Separate Machine	01	
23	Pallet setting	01	77 HP
24	Magnet Insert machine	03	
25	Magnet Judge Machine	01	
26	Cal plate setting and return machine	01	
27	Cal Plate replace machine	01	19 HP
28	Heating Furnace	01	308 HP
29	Exhaust Machine	01	
30	Resin Molding machine	04	48 HP
31	Chiller for molding machine	02	
32	Molding peripheral Equipment	01	48 HP
33	Detach Machine, resin Inspection	01	48 HP
34	Laser Welding Machine, Coolling fan	01	
35	Chiller for welding machine	01	97 HP
36	Fume Collector for welding	01	
37	Auto Measuring Machine	01	48 HP
	TOTAL		821 HP

Stator Assy			
SL NO	Equipment Name	Qty	HP Rating
38	Block pile up machine	01	19 HP
39	Block pile down Machine	01	19 HP
40	Rotory pile up machine	01	116 HP
41	Caulking Machine	01	
42	Height Inspection Machine	01	
43	Laser Marking Machine	01	
44	Pallet Separete	01	
45	Pallet Setting	01	
46	Trig Welding Machine	01	116 HP
47	Chiller for welding Machine	06	
48	Auto Measuring Machine	01	
49	Laser Marking Machine	01	97 HP
50	Palletize Machine	01	
51	Annealing Peripheral Machine	01	48 HP
52	Annealing Furnace	01	0 HP
53	Auto Measuring Machine	01	97 HP
54	Palletize Machine	01	
	TOTAL		512 HP

Assy Common			
SL NO	Equipment Name	Qty	HP Rating
55	Height Measuring Machine	01	12 HP
56	Power supply for Traceability PC	01	5 HP
57	Power Suppply for Andon PC	01	5 HP
58	Dryer for Air	01	21 HP
59	Ultrasonic Washing Machine	01	8 HP
	TOTAL		51 HP

Measuring Equipment			
SL NO	Equipment Name	Qty	HP Rating
60	Image Measuring Machine	01	01 HP
61	CMM	01	05 HP
62	Tensile Compression testing Machine	01	07 HP
63	Contour Shape Measuring Machine	01	02 HP
64	Wire Electric Machine	01	22 HP
65	Resin Filling Machine	01	02 HP
66	Auto Grinding Machine	01	01 HP
67	Optical Microscope	01	0 HP
68	Tool Microscope	01	0 HP
69	Code reader for QR code	01	0 HP
70	Contamination Collection Equipment	01	04 HP
71	Foreign Object detector	01	0 HP
72	Temperature Chamber	01	07 HP
73	Electric Muffle Furnace	01	04 HP
74	Electronic Scales	01	07 HP
75	AC magnetic Testing device	01	07 HP
76	Unbalanced Measuring Device	01	07 HP
77	Electronic Scales	01	0 HP
78	Curve Check jig	01	0 HP
	TOTAL		78 HP

Die Maintenace Equipment			
SL NO	Equipment Name	Qty	HP Rating
79	Surface Grinding （Large)	01	116 HP
80	Surface Grindig Machine （Medium）	01	77 HP
81	Jig Borer	01	Yet to Confirm
82	Chiller	01	37 HP
83	Surface grinding Machine （Small）	01	39 HP
84	Ultrasonic Washing Machine	01	96 HP
85	Demagnetizer	01	3 HP
	TOTAL		368 HP

TBI - Hosur Machine addition in Existing Plant - FY 2025 （Added)			
SL NO	Equipment Name	Qty	HP Rating
01-e	Robo weld cell	01	22.10 HP
02-e	Projection welding machine - 01	01	98.6 HP
03-e	Projection welding machine - 02	01	98.6 HP
	TOTAL		219.3 HP

TBI HOSUR MOTOR CORE EQUIPMENT （ADDITIONAL)		
SL NO	AREA NAME	HP Rating
01	PRESS AREA	968 HP
02	ROTOR ASSY	821 HP
03	STATOR ASSY	512 HP
04	ASSY COMMON	51 HP
05	MEASURING EQUIPMENTS	78 HP
06	DIE MAINTENANCE EQUIPMENTS	368 HP
07	ADDITION EXISTING PLANT	219.30 HP
TOTAL POWER CAPACITY FOR MOTOR CORE PROJECT		3017.30 HP

Window Schedule

S.NO	Type Mark	Window Type_Text	Width	Height	Required	Provided
1	ALW1	Aluminium Louver with Insect net +Fix Window	12000	2000	655 Sq.m	660 Sq.m
2	AV1	Aluminium Top Hung Ventilator	1200	600		
3	AV2	Aluminium Top Hung Ventilator	1800	600		
4	AW1	Aluminium Fix Window	3000	2000		
5	SL1	Sheet Louver with Insect net	6000	2000		
6	SL2	Sheet Louver with Insect net	8000	2000		
7	L1	Louver	3000	1500		
8	L2	Louver	12000	1500		
9	L3	Louver	8000	1500		
10	L4	Louver	6000	1500		
11	1.00 Meter Width Polycarbonate Sheet Provided around the Building					

SHEET NO : 02/06

PLAN SHOWING THE PROPOSED EXPANSION OF INDUSTRIAL BUILDING IN S.NO:227/2M2/PART, 297/2B/PART, 296/1A2/PART, 296/1B, 296/2B/PART, 280/1A/PART, 280/1B/PART, 280/3/PART, 280/4/PART, 280/5/PART, 280/7, 280/8, 281/4/PART, NALLAGANAKOTHAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT.

CLIENT NAME :

M/S.TOYOTA BOSHOKU AUTOMOTIVE INDIA PVT LIMITED

DRAWING TITLE:

FACTORY BUILDING - GROUND FLOOR PLAN

AREA DETAIL:

S.No	DESCRIPTION	AREA IN SQ.M
1A	PROPOSED FACTORY BUILDING	
	GROUND FLOOR	5246.32
	CANOPY	552.49
1B	PATHWAY	70.10
	TOTAL	5868.91

NOTE:

Scale : All dimension are in meter

Scale : 1:100

COLOUR INDEX :

PROPOSED BUILDING

S.NO	Type Mark	Description	Width	Height	No's
1	HS1	Motorized High Speed Rolling Shutter	2000	2000	2
2	HS2	Motorized High Speed Rolling Shutter	2500	3000	2
3	HS3	Motorized High Speed Rolling Shutter	5000	4000	1
4	SD1	Single Leaf Swing Steel Door with Vision Panel	1000	2100	14
5	SD1a	Single Leaf Swing Steel Door with Vision Panel & Louver	1000	2100	2
6	SD2	Double Leaf Swing Steel Door with Vision Panal	1800	2100	2
7	SD3	Double Leaf Swing Steel Door with Vision Panal	2000	2700	1
8	SS1	Motorized Steel Rolling Shutter	2000	2000	2
9	SS2	Motorized Steel Rolling Shutter	4000	4000	2
10	SS3	Motorized Steel Rolling Shutter	3500	4000	2
11	SS4	Motorized Steel Rolling Shutter	5000	4000	1
12	SSD1	Double Sliding Light Steel Door with Vision Panel	2000	2100	2
13	SD	SLIDING DOOR	900	2100	
14	SD4	STEEL DOOR	900	2100	

OWNER SIGNATURE

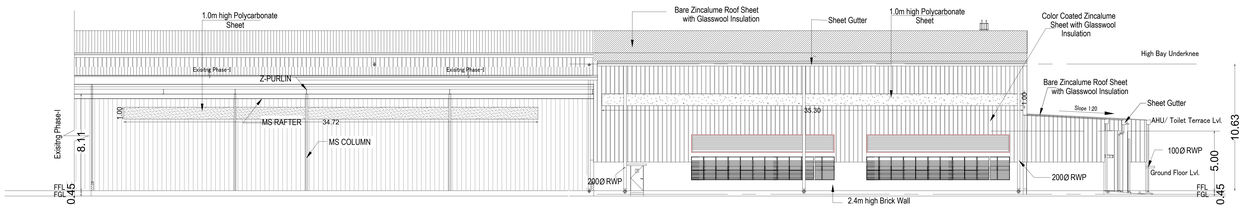
Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - COLORN/SE/GR - 1/2019/05/003
No. 20, 4th Cross Street, Kosa Nagar, Chengalpattu.
E-Mail : sriramconstructions55@gmail.com Mob : 9443120512

STRUCTURAL ENGINEER SIGNATURE

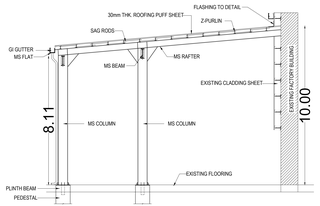
Dhinesh. T Architect
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S A CONSTUCTIONS & CONSULTANCY Pvt Ltd NO:41, WINKLEY STREET, VGN VICTORIA PARK, AMBATTUR, CHENNAI -53
(M)-91 9841613506 - 9382161397



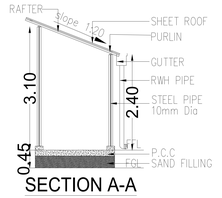
ELEVATION-2



SECTION B-B

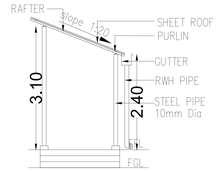
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1B - PATHWAY



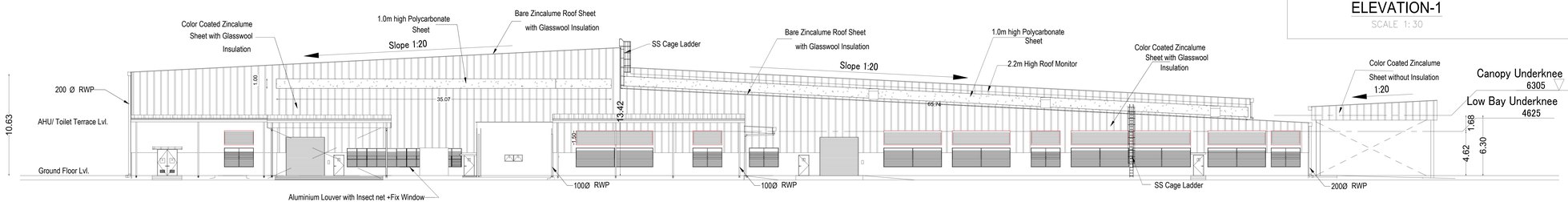
SECTION A-A

SCALE 1:30

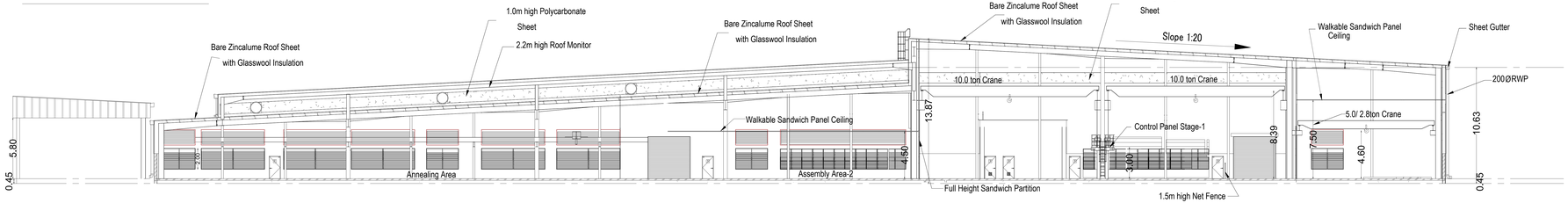


ELEVATION-1

SCALE 1:30



ELEVATION-1



SECTION - 1

SHEET NO : 03/06

PLAN SHOWING THE PROPOSED EXPANSION OF INDUSTRIAL BUILDING IN S.NO:227/2M2/PART, 297/2B/PART, 296/1A2/PART, 296/1B, 296/2B/PART, 280/1A/PART, 280/1B/PART, 280/3/PART, 280/4/PART, 280/5/PART, 280/7, 280/8, 281/4/PART, NALLAGANAKOTHAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT.

CLIENT NAME :

M/S.TOYOTA BOSHOKU AUTOMOTIVE INDIA PVT LIMITED

DRAWING TITLE:

FACTORY BUILDING - SECTION AND ELEVATION

NOTE:

Scale : All dimension are in meter

Scale : 1:100

COLOUR INDEX :

PROPOSED

OWNER SIGNATURE

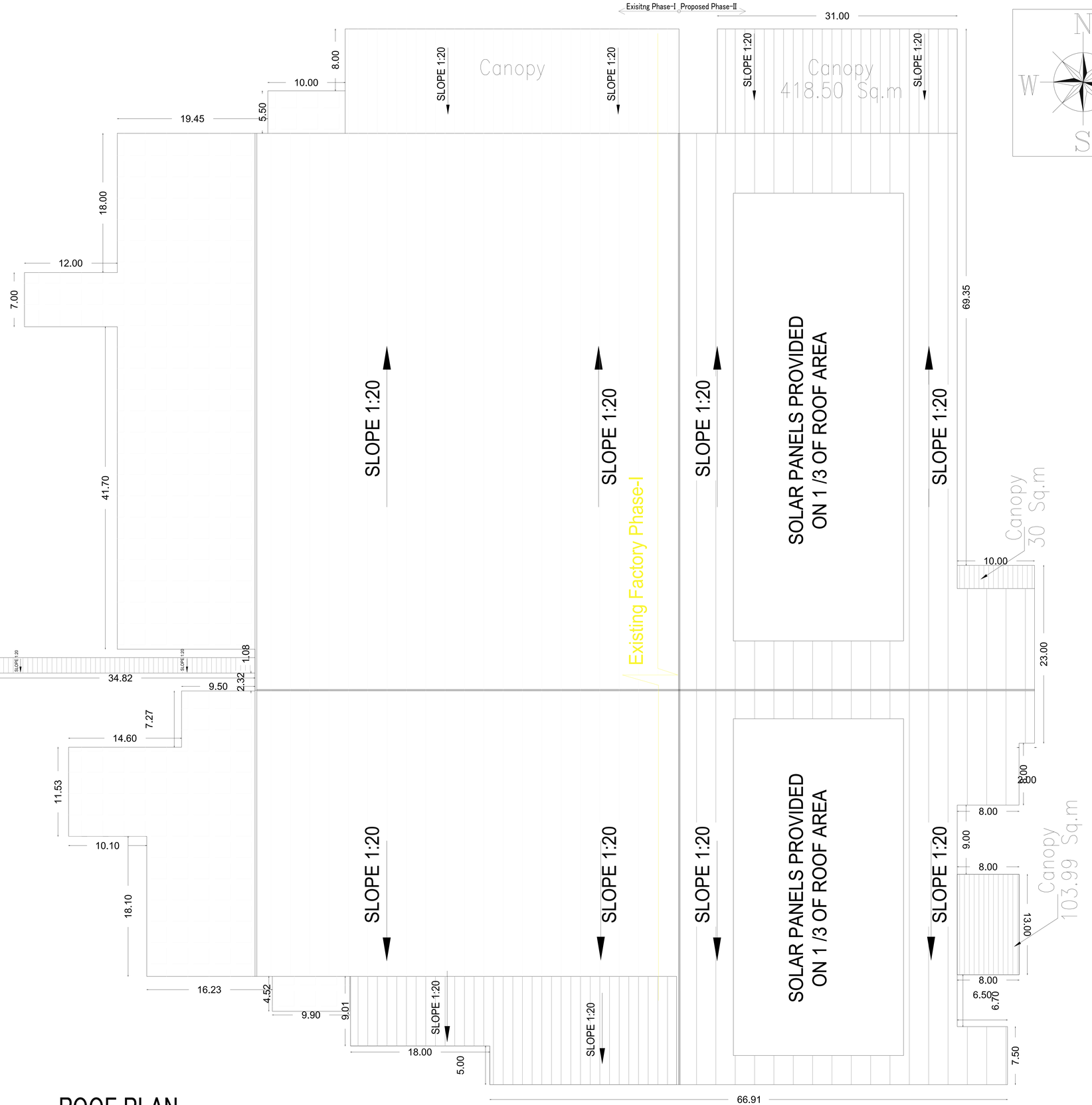
Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
Reg. Structural Eng. DTCP - COLR/USE/OR - 1/2019/55003
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Cell : 9443109612 E-Mail : udhaya.structural@gmail.com

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ARCHITECT SIGNATURE

S A CONSTUCTIONS & CONSULTANCY Pvt Ltd NO:41, WINKLEY STREET, VGN VICTORIA PARK, AMBATTUR, CHENNAI -53 (M)-91 9841613506 - 9382161397



ROOF PLAN

SHEET NO : 04/06

PLAN SHOWING THE PROPOSED EXPANSION OF INDUSTRIAL BUILDING IN S.NO:227/2M2/PART, 297/2B/PART, 296/1A2/PART, 296/1B, 296/2B/PART, 280/1A/PART, 280/1B/PART, 280/3/PART, 280/4/PART, 280/5/PART, 280/7, 280/8, 281/4/PART, NALLAGANAKOTHAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT.

CLIENT NAME :

M/S.TOYOTA BOSHOKU AUTOMOTIVE INDIA PVT LIMITED

DRAWING TITLE:

FACTORY BUILDING - ROOF PLAN

NOTE:

Scale : All dimension are in meter

Scale : 1:100

COLOUR INDEX :

PROPOSED

EXISTING

SOLAR PANELS PROVIDED ON 1 /3 OF ROOF AREA

OWNER SIGNATURE

Er. S.UDHAYAKUMAR, B.E.,M.Tech (Struct)
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E-Mail : anjuconstructions05@gmail.com. Mob : 9443101912

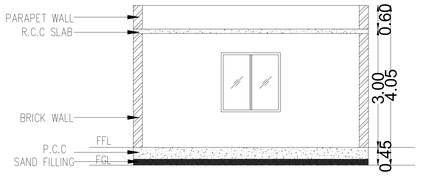
STRUCTURAL ENGINEER SIGNATURE

Dhinesh. T Architect
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Reg No: TVLR/RA/GR-I/2019/05/001
No.10/1, II Street, Kasturibai Nagar,
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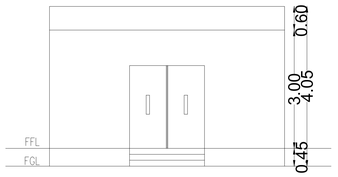
ARCHITECT SIGNATURE

S A CONSTUCTIONS & CONSULTANCY Pvt Ltd NO:41, WINKLEY STREET, VGN VICTORIA PARK, AMBATTUR, CHENNAI -53 (M)-91 9841613506 - 9382161397

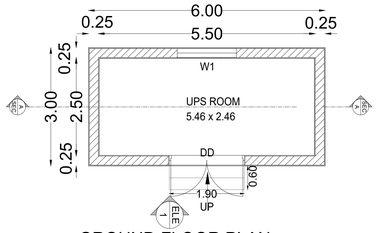
2.UPS ROOM



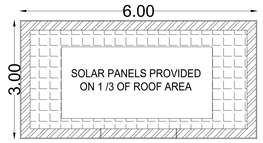
SECTION A-A



ELEVATION-1



GROUND FLOOR PLAN

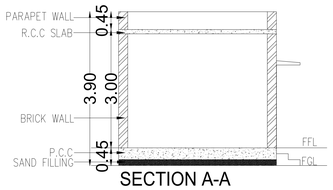


ROOF PLAN

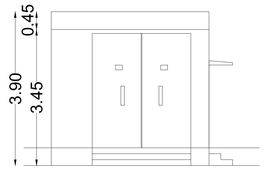
SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	DD	DOUBLE DOOR	1.90 x 2.10
2.	W1	WINDOWS	1.50 x 1.50
Ventilation Required		Ventilation Provided	
1.67 Sq.m		2.25 Sq.m	

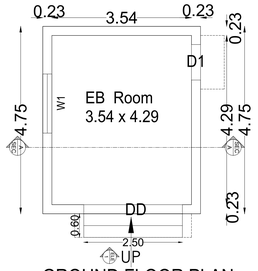
6.EB ROOM



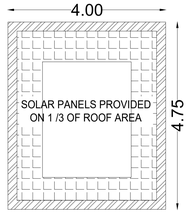
SECTION A-A



ELEVATION-1



GROUND FLOOR PLAN

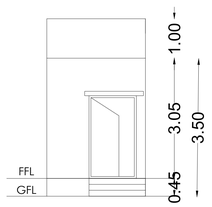


ROOF PLAN

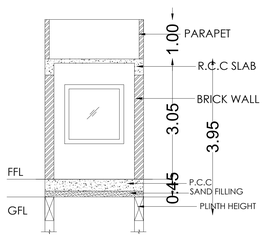
SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	DD	DOUBLE DOOR	2.50 x 2.90
2.	D1	DOOR	0.90 x 2.10
3.	W1	WINDOWS	1.50 x 1.50
Ventilation Required		Ventilation Provided	
1.89 Sq.m		2.25 Sq.m	

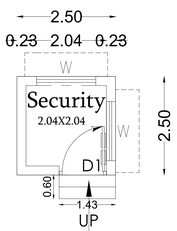
3. GAURD ROOM-1



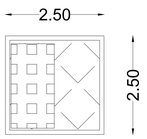
FRONT ELEVATION



SECTION ON A A



GROUND FLOOR PLAN

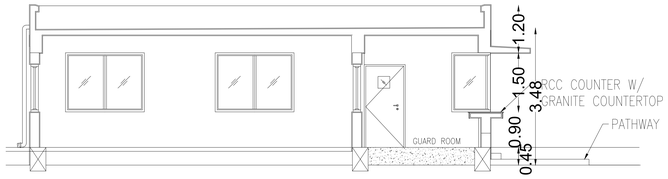


TERRACE FLOOR PLAN

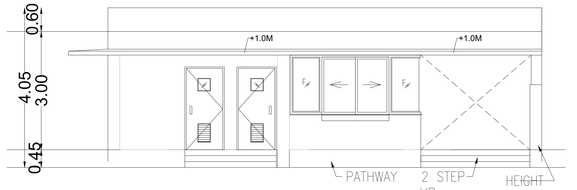
SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	D1	DOOR	1.20 x 2.10
2.	W	WINDOW	1.50 x 1.50
Ventilation Required		Ventilation Provided	
0.52 Sq.m		4.50 Sq.m	

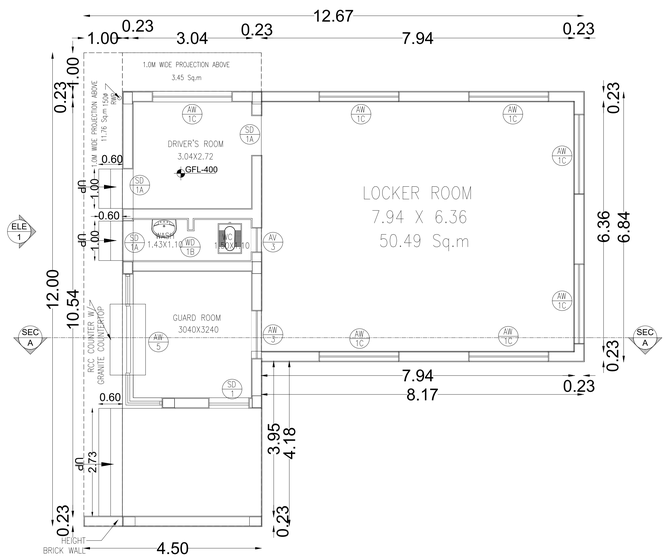
4. GAURD ROOM-2 & LOCKER ROOM



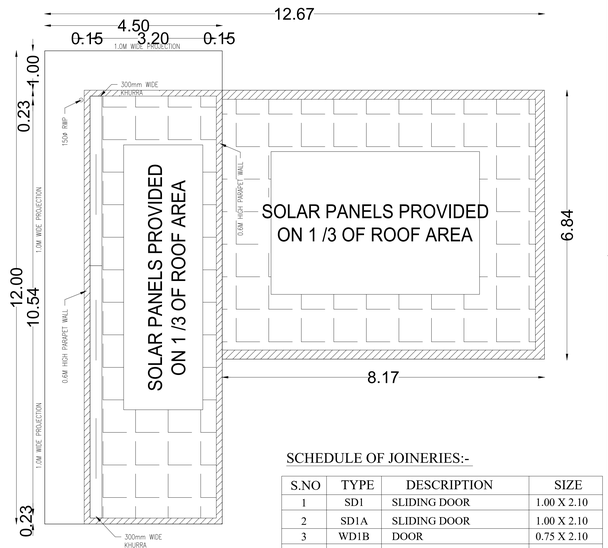
SECTION-AA



ELEVATION-1



GROUND FLOOR PLAN



ROOF PLAN

SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1	SD1	SLIDING DOOR	1.00 X 2.10
2	SD1A	SLIDING DOOR	1.00 X 2.10
3	WD1B	DOOR	0.75 X 2.10
4	AW1C	ALUMINIUM WINDOW	2.00 X 1.20
5	AW3	ALUMINIUM WINDOW	1.20 X 1.50
6	AW5	ALUMINIUM WINDOW	4.23 X 1.50
7	AV5	ALUMINIUM VENTILATOR	1.20 X 1.50

SHEET NO : 05/06

PLAN SHOWING THE PROPOSED EXPANSION OF INDUSTRIAL BUILDING IN S.NO:227/2M2/PART, 297/2B/PART, 296/1A2/PART, 296/1B, 296/2B/PART, 280/1A/PART, 280/1B/PART, 280/3/PART, 280/4/PART, 280/5/PART, 280/7, 280/8, 281/4/PART, NALLAGANAKOTHAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT.

CLIENT NAME:
M/S.TOYOTA BOSHOKU AUTOMOTIVE INDIA PVT LIMITED

DRAWING TITLE:
UPS ROOM, GAURD ROOM-1, GAURD ROOM-2 & LOCKER ROOM, EB ROOM PLAN, SECTION, ELEVATION AND ROOF

AREA DETAILS

S.NO	DESCRIPTION	NON-FSI AREA (SQ.M)	FSI AREA (SQ.M)
2	UPS ROOM	----	18.00
3	GAURD ROOM-1	6.25	----
4	GAURD ROOM-2 & LOCKER ROOM	----	95.00
	CANOPY	----	15.21
6	EB ROOM	----	19.00
	TOTAL AREA	6.25	147.21

NOTE:
Scale : All dimension are in meter
Scale : 1:100

COLOUR INDEX :
PROPOSED

SOLAR PANELS PROVIDED ON 1 /3 OF ROOF AREA

OWNER SIGNATURE

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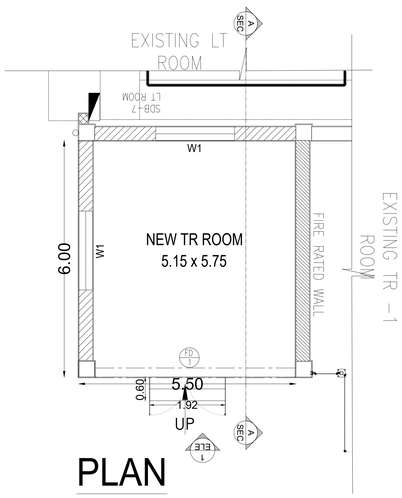
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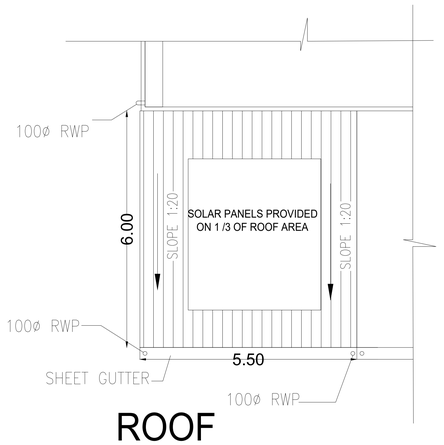
ARCHITECT SIGNATURE

S A Constructions & Consultancy Pvt Ltd
NO:41, Winkley Street, VGN Victoria park,
Ambattur. Chennai-600053
(M)-91 9841613506 - 9382161397

5A.NEW TR SHED



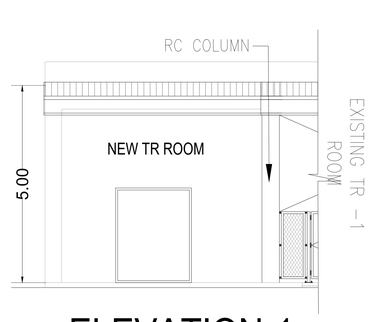
PLAN



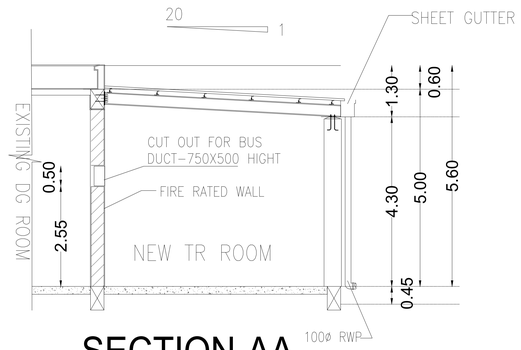
ROOF

SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	FD1	FRONT DOOR	2.00 x 2.40
2.	W1	WINDOWS	2.00 x 1.50
Ventilation Required		Ventilation Provided	
3.70 Sq.m		6.00 Sq.m	

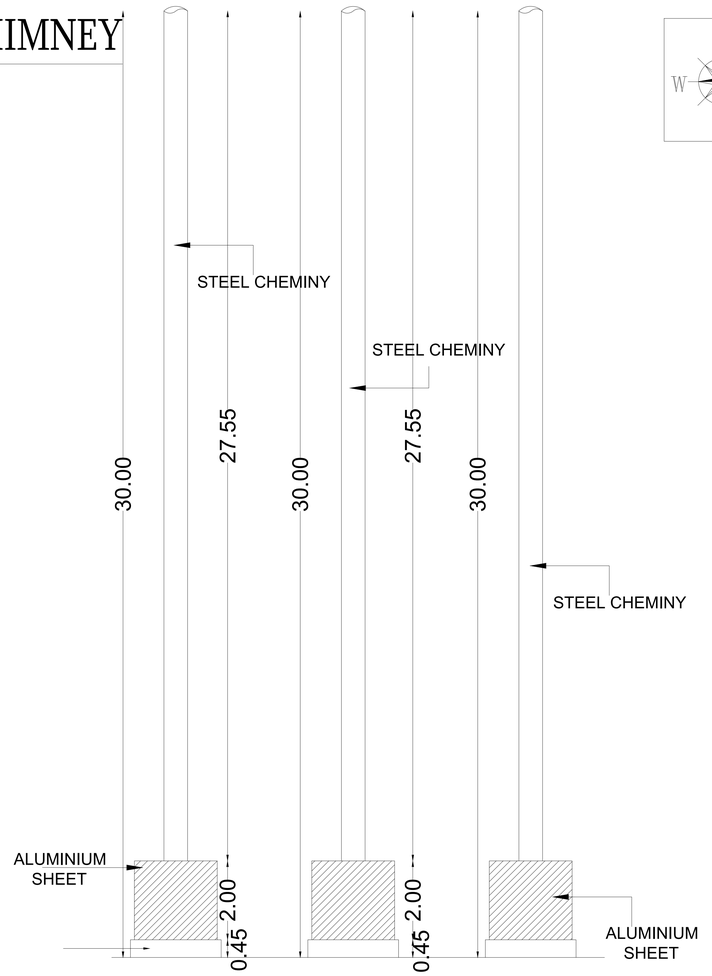


ELEVATION-1

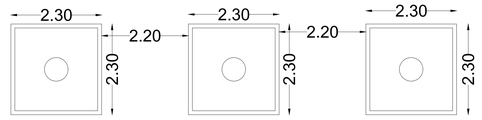


SECTION-AA

5B.CHIMNEY

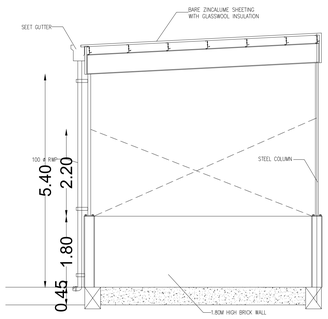


ELEVATION

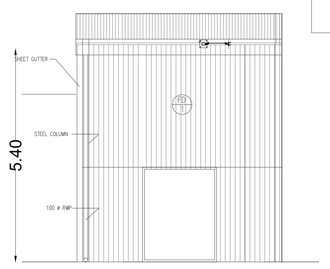


PLAN

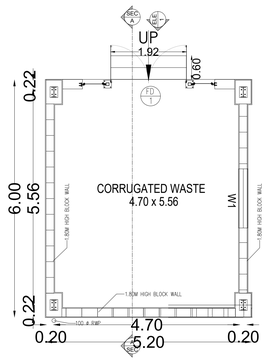
7. CORRUGATED WASTE



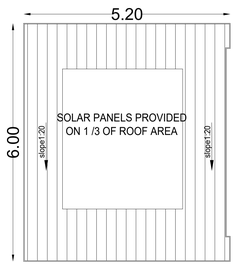
SECTION-AA



ELEVATION - 1



GROUND FLOOR PLAN



ROOF PLAN

SCHEDULE OF JOINERIES:-

S.NO	TYPE	DESCRIPTION	SIZE
1.	FD1	FRONT DOOR	2.00 x 2.40
2.	W1	WINDOWS	2.00 x 2.00
Ventilation Required		Ventilation Provided	
3.26 Sq.m		4.00 Sq.m	

SHEET NO : 06/06

PLAN SHOWING THE PROPOSED EXPANSION OF INDUSTRIAL BUILDING IN S.NO:227/2M2/PART, 297/2B/PART, 296/1A2/PART, 296/1B, 296/2B/PART, 280/1A/PART, 280/1B/PART, 280/3/PART, 280/4/PART, 280/5/PART, 280/7, 280/8, 281/4/PART, NALLAGANAKOTHAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT.

CLIENT NAME:

M/S.TOYOTA BOSHOKU AUTOMOTIVE INDIA PVT LIMITED

DRAWING TITLE:

NEW TR SHED, CHIMNEY, CORRUGATED WASTE PLAN, SECTION, ELEVATION AND ROOF

AREA DETAILS

S.NO	DESCRIPTION	FSI AREA (SQ.M)
5A	NEW TR SHED	33.00
5B	CHIMNEY	15.87
7	CORRUGATED WASTE	30.82
	TOTAL AREA	79.69

NOTE:

Scale : All dimension are in meter

Scale : 1:100

COLOUR INDEX :

PROPOSED

SOLAR PANELS PROVIDED ON 1 /3 OF ROOF AREA

OWNER SIGNATURE

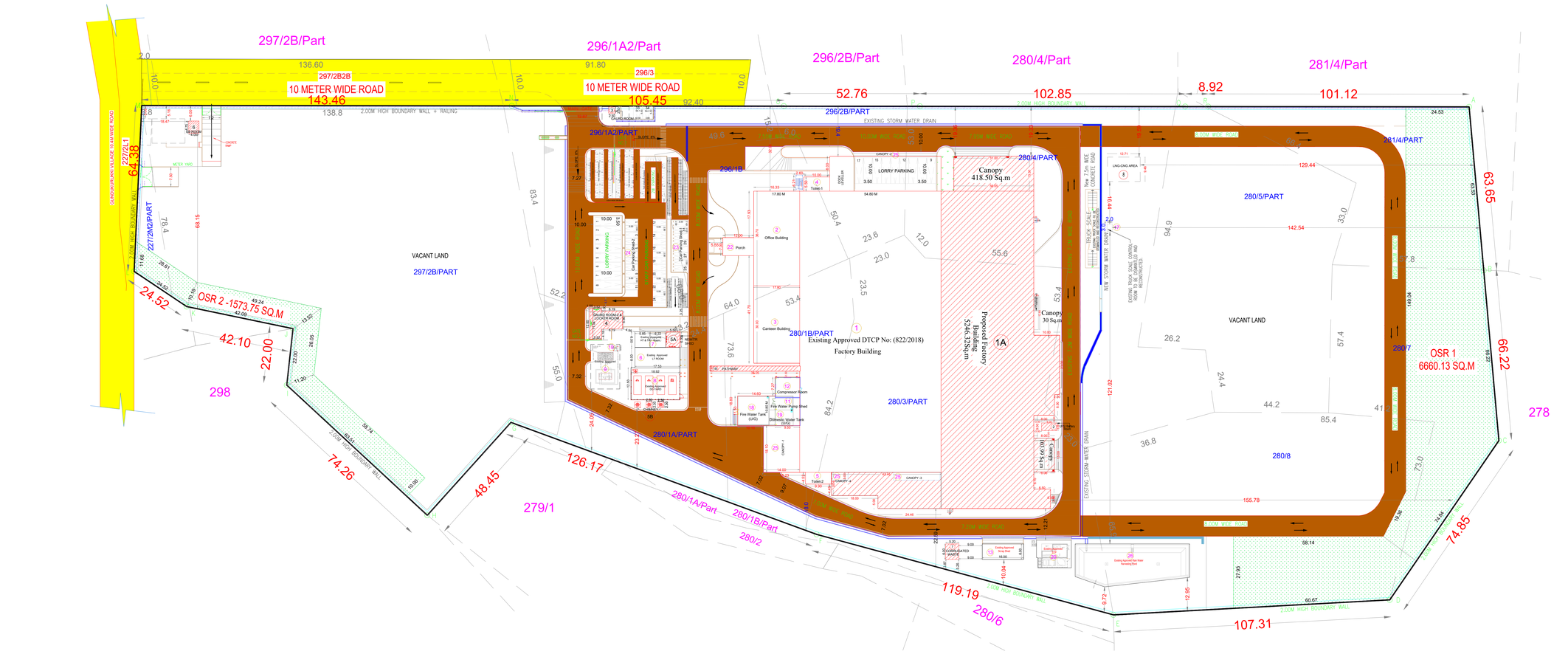
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SITE PLAN

SCALE 1:600

	SHEET NO : 01/06

PLAN SHOWING THE PROPOSED EXPANSION OF INDUSTRIAL BUILDING IN S.NO:227/2M2/PART, 297/2B/PART, 296/1A2/PART, 296/1B, 296/2B/PART, 280/1A/PART, 280/1B/PART, 280/3/PART, 280/4/PART, 280/5/PART, 280/7, 280/8, 281/4/PART NALLAGANAKOTHAPALLI VILLAGE, HOSUR TALUK, KRISHNAGIRI DISTRICT.

CLIENT NAME : M/S.TOYOTA BOSHOKU AUTOMOTIVE INDIA PVT LIMITED.,

CATEGORY: GREEN CATEGORY

AS PER TNPCB :

SEAT FRAME SUB ASSEMBLY, ROUND RECLINER ASSEMBLY AND OTHER AUTOMOTIVE COMPONENTS

PLOT AREA AS PER DOCUMENT = 20.03Acres (81081.44 SQ.M)
PLOT AREA AS PER FMB = 20.03Acres (81081.44 SQ.M)

DTCP APPROVED NO: 822/2018 DATED ON :12.11.2018

BUILDING AREA STATEMENT

S.NO	DESCRIPTION	AREA IN SQ.M FST	AREA IN SQ.M NON FST	TOTAL BUILT UP AREA
EXISTING FACTORY BUILDING PHASE-I				
1	Factory Building Ground Floor	5973.20		5973.20
2	Office Building			
	Ground Floor	653.26		653.26
	First Floor	653.26		653.26
3	Canteen Buildinyg	534.00		534.00
4	Toilet -1	55.20		55.20
5	Toilet -2	44.74		44.74
6	L.T.ROOM	140.00		140.00
7	H.T/R Room	72.00		72.00
8	DG YARD		175.00	175.00
9	HSD YARD (U/G 20KL)		169.00	169.00
10	HSD PUMP SHED	6.00		6.00
11	FIRE WATER PUMP SHED	102.60		102.60
12	COMPRESSOR ROOM	76.00		76.00
13	SCRAP SHED	96.00		96.00
14	CRECHE ROOM	40.00		40.00
15	GUARD HOUSE -1	18.75		18.75
16	GUARD HOUSE -2	42.00		42.00
17	TRACK SCALE CONTROL ROOM	9.00		9.00
18	FIRE WATER TANK (I&@) (540KL)(U/G)		194.17	194.17
19	DEOMESTIC WATER TANK (130KL)(U/G)		54.87	54.87
20	STP(21KL)(U/G)	54.6	45.69	100.29
21	EB YARD		105.00	105.00
22	PORCH		84.00	84.00
23	CAR PARKING SHED-1	100.00		100.00
24	CAR PARKING SHED-2		137.50	137.50
25	CONOPY(4 Nos)		907.93	907.93
26	RAIN WATER POND(900CU.M)		300.00	300.00
	TOTAL	8670.61	2173.16	10843.77
PROPOSED BUILDING PHASE-II				
1A	PROPOSED FACTORY BUILDING			
	GROUND FLOOR	5246.32	---	5246.32
	CANOPY	552.49	---	552.49
1B	PATHWAY	70.10	---	70.10
2	UPS ROOM	18.00	---	18.00
3	GAURD ROOM -1	---	6.25	6.25
4	GAURD ROOM 2 & LOCKER ROOM	95.00	---	95.00
	CANOPY	15.21	---	15.21
5A	NEW TR SHED	33.00	---	33.00
5B	CHIMNEY	15.87	---	15.87
6	EB ROOM	19.00	---	19.00
7	CORRUGATED WASTE	30.82	---	30.82
8	LNG - CNG	---	120.18	120.18
	TOTAL	6095.81	126.43	6222.24

EXISTING FSI BUILDING PHASE-I + PROPOSED FSI BUILDING PHASE-II

TOTAL FSI AREA= 8670.61+ 6095.81 = 14766.42 SQ.M

FSI = TOTAL AREA / SITE AREA = 14766.42 / 81081.44 = 0.182

PLOT COVERAGE = PLINTH AREA / SITE AREA = 14113.16 / 81081.44 = 17.40%

10% OSR AREA = 8182.17 Sq.m

HP DETAILS:

EXISTING HP	= 3811.33 HP
PROPOSED HP	= 3017.30 HP
TOTAL HP	= 6828.63 HP

MAN POWER DETAILS

EXISTING WORKERS	- 199 No's
PROPOSED WORKERS	- 250 No's
MALE	- 240 No's
FEMALE	- 10 No's

SANITATION REQUIREMENTS :

S.NO	DESCRIPTION	REQUIRED		PROVIDED	
		MALE	FEMALE	MALE	FEMALE
1	WATER CLOSET AND ABLUTION TAPS	07	01	08	04
2	URINALS	07	---	08	---
3	WASHING TAPS WITH DRAINING ARRANGEMENT	04		04	
4	DRINKING WATER FOUNTAINS	02		02	

OWNER SIGNATURE

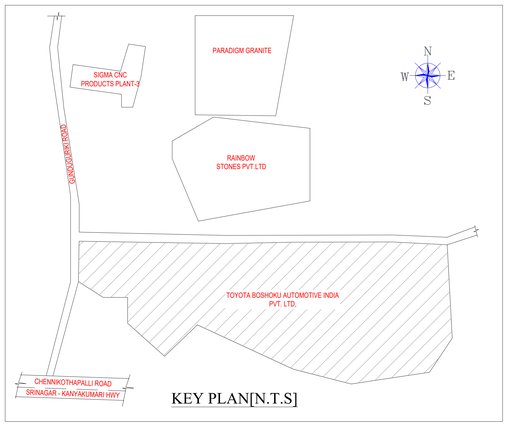
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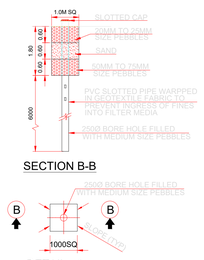
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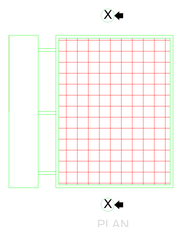
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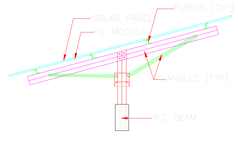


KEY PLAN[N.T.S]

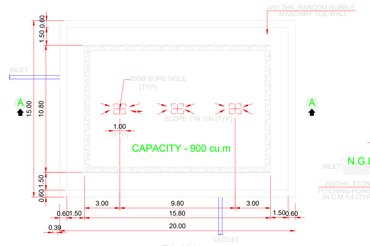




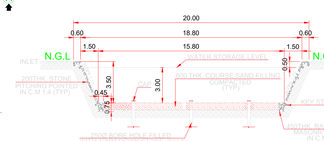
PLAN
SOLAR WATER HEATER



TYPICAL SOLAR PANEL SECTION
SECTION - X-X



PLAN
RAIN WATER HARVESTING POND



SECTION A-A

COLOUR INDEX :

- PROPOSED BUILDING
- SITE BOUNDARY
- INTERNAL ROAD
- EXTERNAL ROAD
- OSR

PARKING CALCULATION DETAILS

LORRY PARKING = WORKSHOP AREA / 750 = 11809.94 / 750 = 16 Nos

CAR PARKING = OFFICE AREA / 150 = 2002.52 / 150 = 14 Nos

TWO WHEELER / CYCLE PARKING = WORKSHOP AREA / 75 = 11809.94 / 75 = 157 Nos

PARKING REQUIREMENT (EXISTING+PROPOSED)

S.NO	SLOTS NAME / SIZE	REQUIRED	PROVIDED
1	TRUCK / LORRY (3.50M X 10.00M)	16 NOS	17 NOS
2	CAR (2.50M X 5.00M)	10 NOS	34 NOS
	DA PARKING 10% (3.60M X 5.00M)	02 NOS	
	E-VEHICLE 10% (2.50M X 5.00M)	02 NOS	
3	TWO WHEELER (1.00M X 1.80)	141 NOS	160 NOS
	E-VEHICLE (1.80M X 1.00)	16 NOS	
4	CYCLE (0.56M X 1.80M)	157 NOS	160 NOS

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.